

MODSCAPE™



BLUEYS
BEACH

Why Modscape?

Modscape is a proudly Australian owned and operated designer and manufacturer of modern, sustainable, prefabricated modular buildings. Our homes are bespoke and designed individually for each client's unique project brief.

We build homes that last a lifetime.

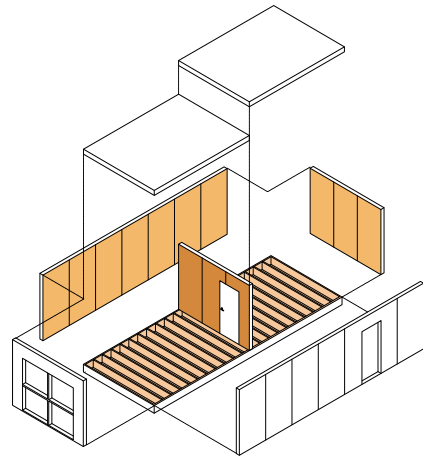
Using innovative modular designs and manufacturing systems we create flexible building solutions. Our modules are prefabricated in our factory and then delivered complete to site.

Let our expert team of architects, interior designers, consultants, project planners and builders guide you through all stages of your project. We work with knockdown rebuilds, new developments and off-the-grid builds.

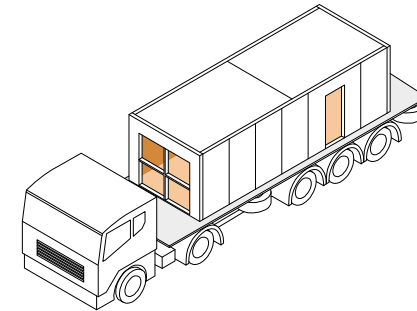
Our team will work collaboratively with you through each step of the way – from the custom design of your home, permits, building plans and all relevant documentation, through to construction, delivery and installation of your new home.

We aim to create a stress-free process for each of our clients through their home-building journey. With easy payment plans and a step-by-step process, let our team guide you through.

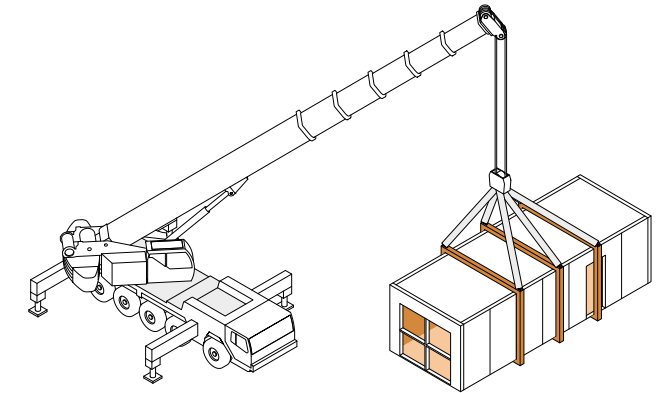
How we build



Modules are manufactured in our VIC or QLD factory and completed to 95% before transporting to site.



Completed modules are wrapped and loaded onto trucks, then carefully transported from our factory to site.



A crane is used to lift each module onto the site, before works commence to install and complete the project.

Benefits

Speed

Offsite construction can reduce project timelines by up to 50% by eliminating weather delays and enabling concurrent site works.

Cost

Our transparency and fixed price structure allows piece of mind for your project. Our payment plans allow for easy budgeting.

Quality

Our controlled factory setting allows us to achieve unparalleled precision, resulting in greater quality and consistency.

Waste

Using standardised building components in a controlled environment significantly reduces construction waste by up to 80%.

Carbon Footprint

Having a centralised location limits transportation of materials and labour to a single site, cutting carbon emissions by up to 60%.

Disruption

Offsite construction can reduce project timelines by up to 50% compared to traditional building methodologies.

Modscape Homes



Tamarama, NSW



Bronte Beach, NSW



Modscape Homes



Point Leo, VIC



Bronte, NSW



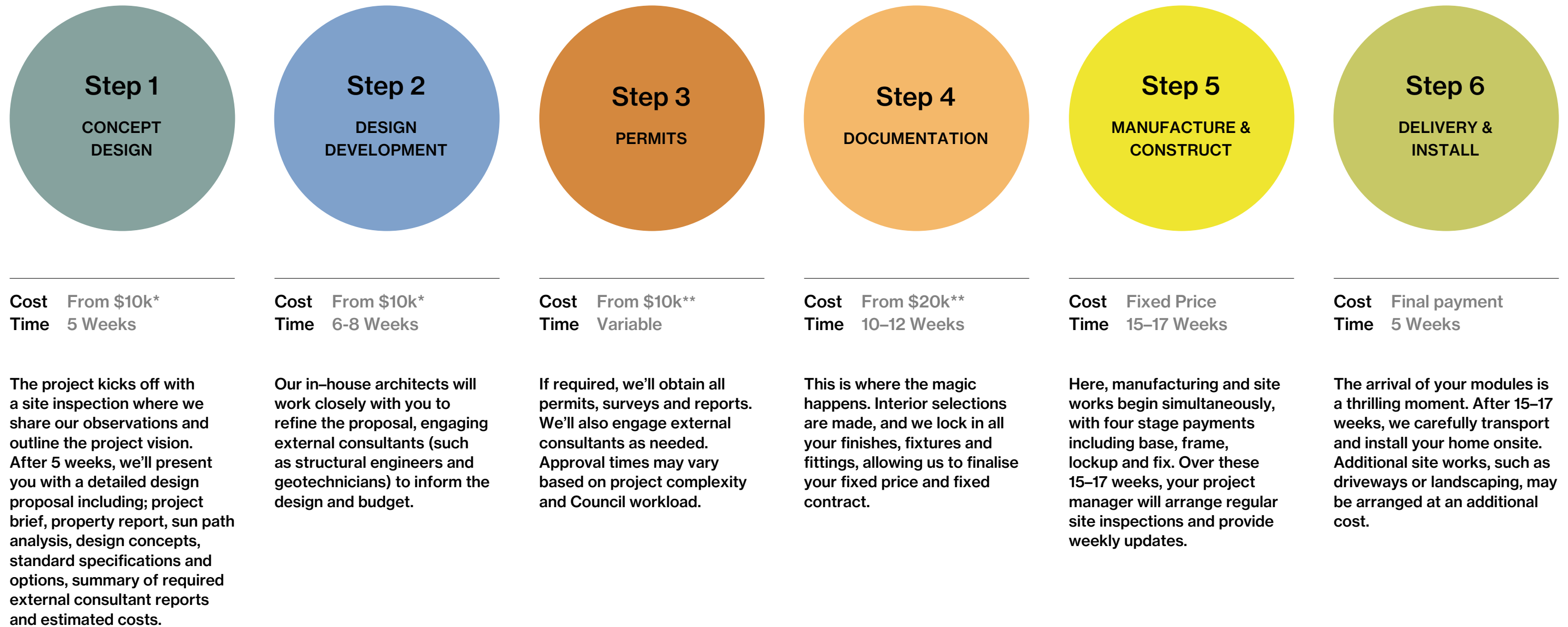
Modscape Homes



Kangarooie, NSW

Phillip Island, VIC

Modscape Process

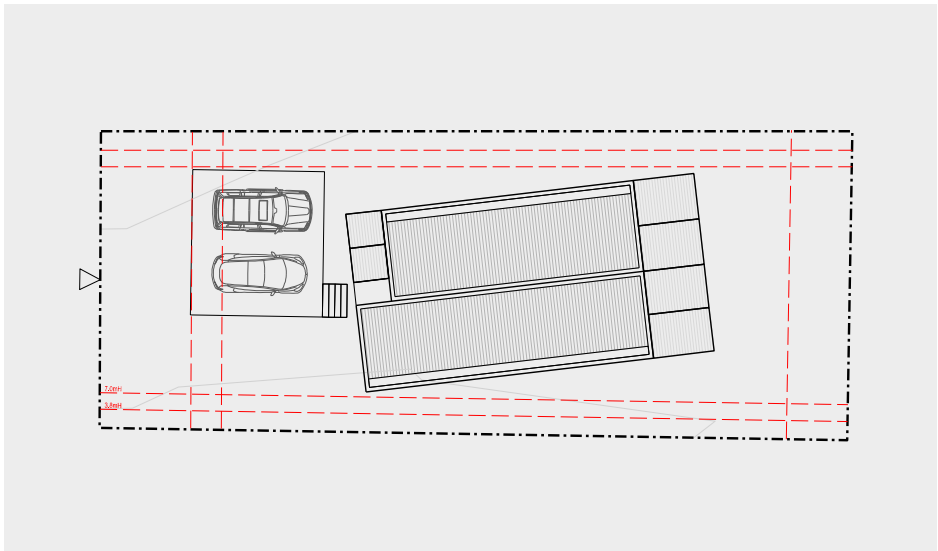


From concept design to completion can be achieved in as little as 12 months

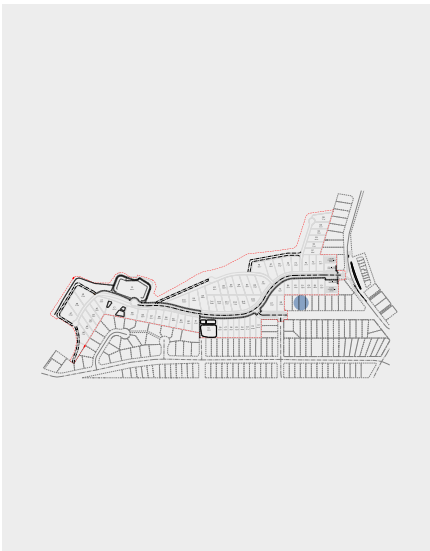
Bluey's Beach Home A



Ground Floor Plan

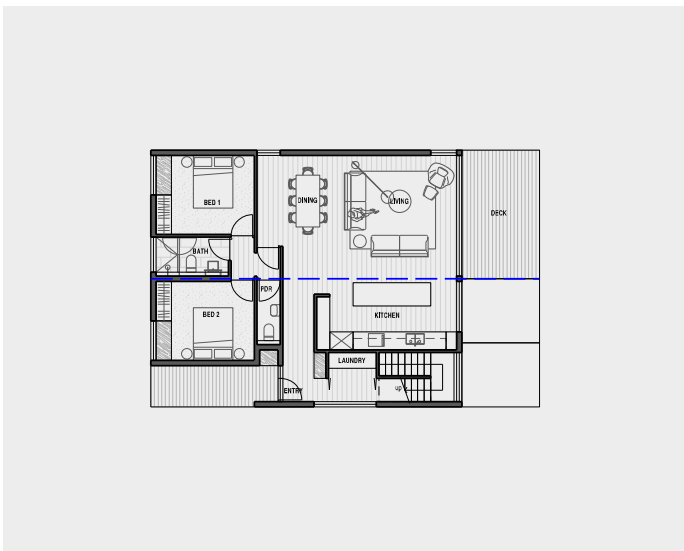


Site Plan

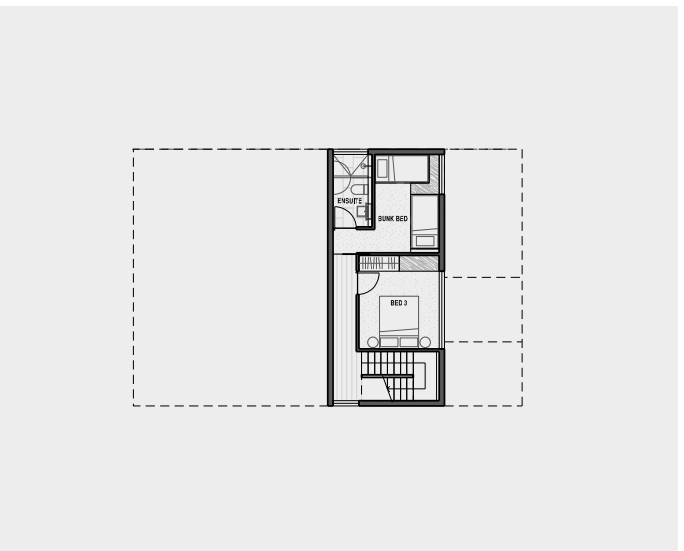


● Site Location

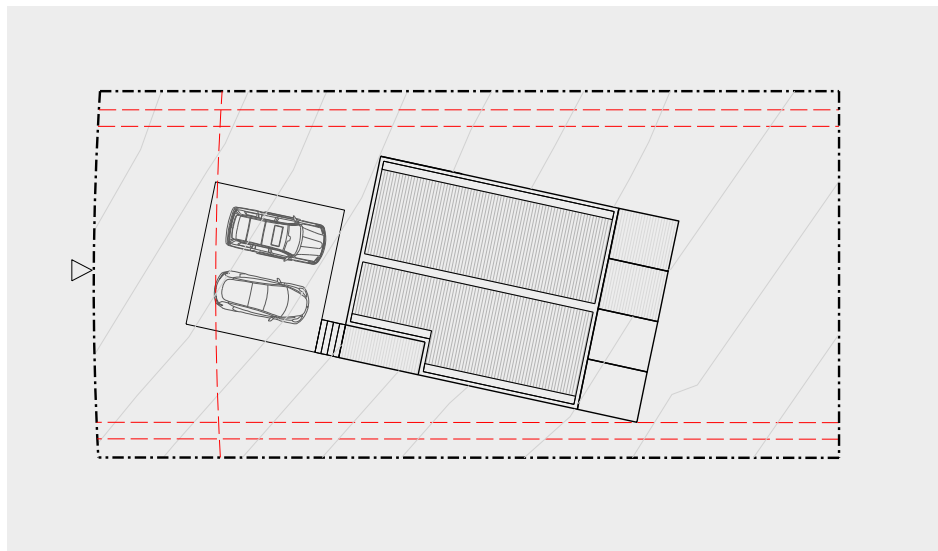
Bluey's Beach Home B



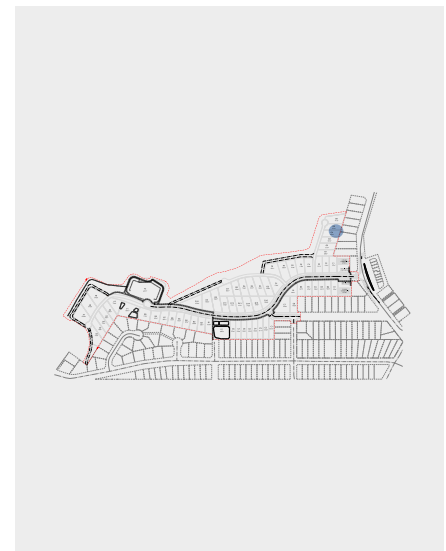
First Floor Plan



Ground Floor Plan

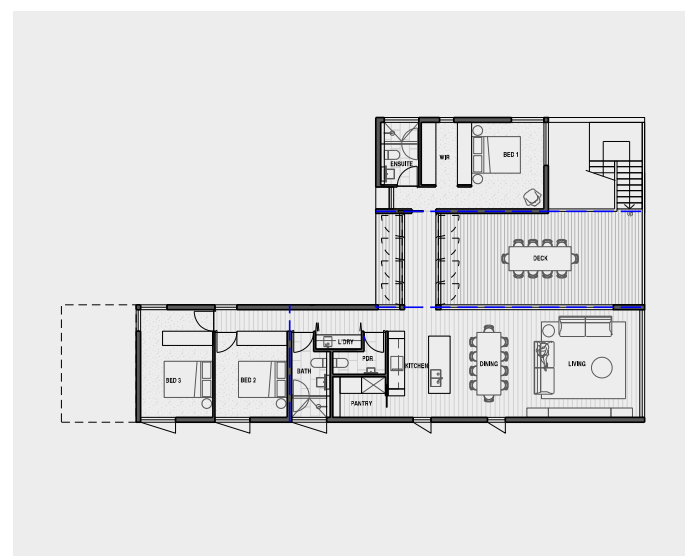


Site Plan

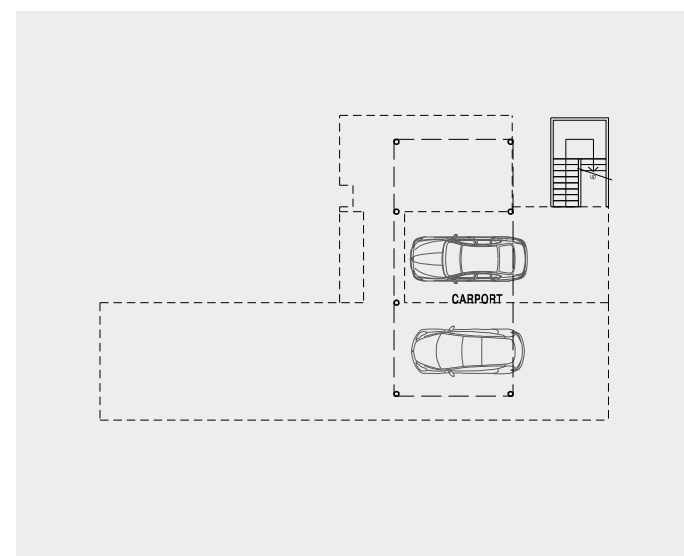


● Site Location

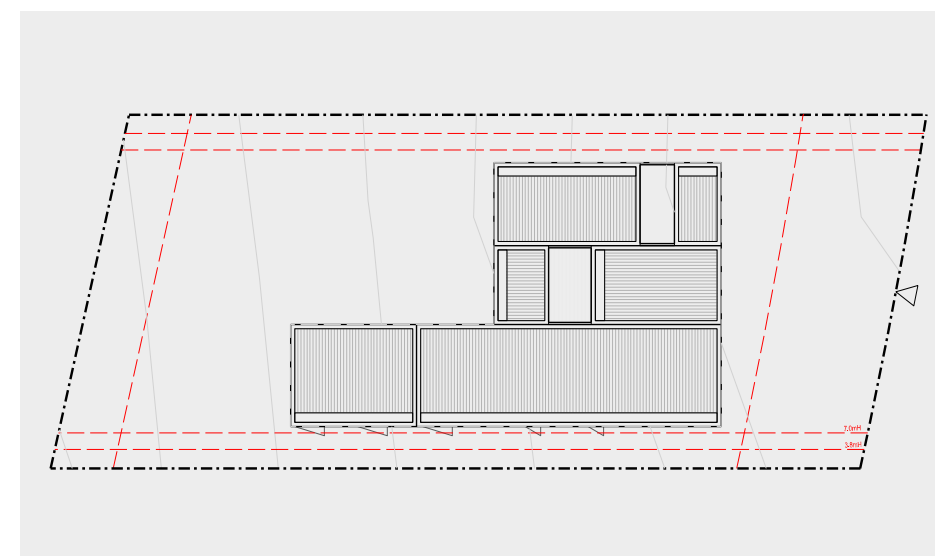
Bluey's Beach Home C



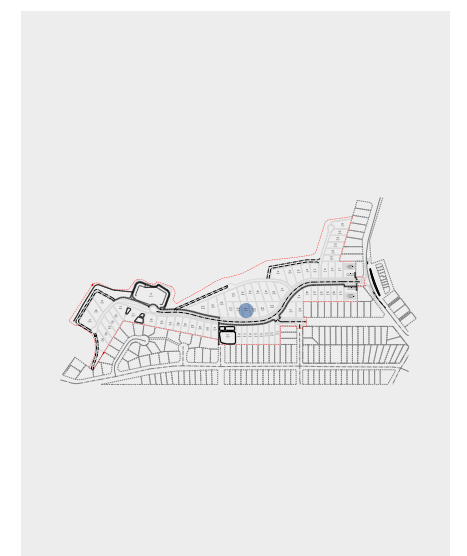
First Floor Plan



Ground Floor Plan



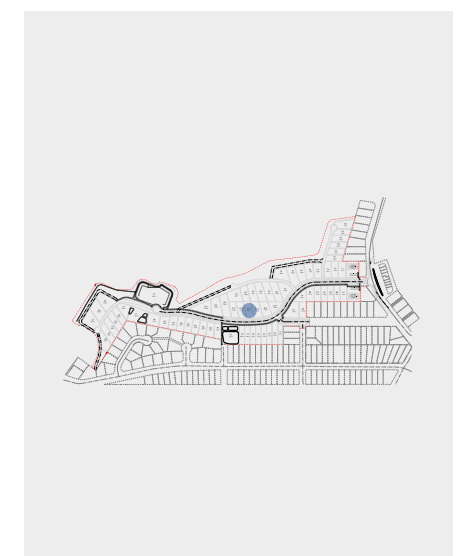
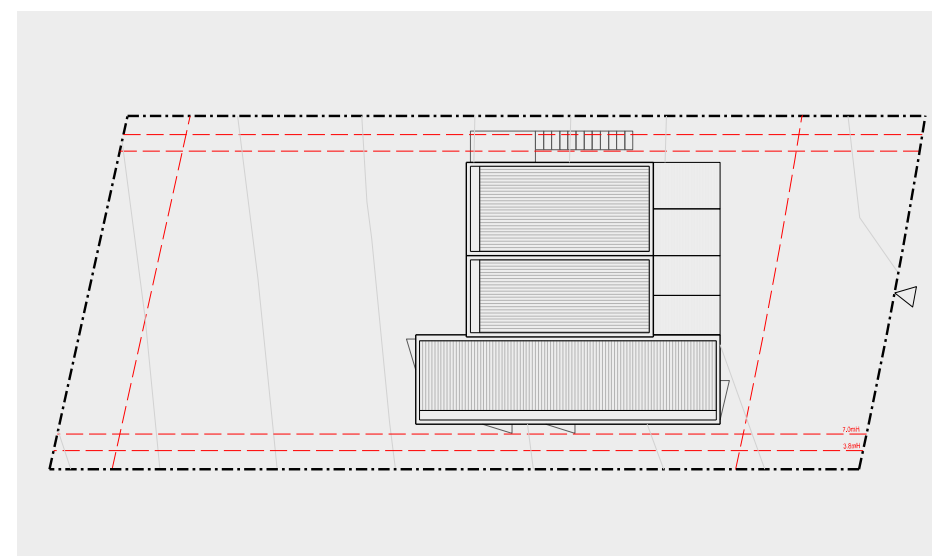
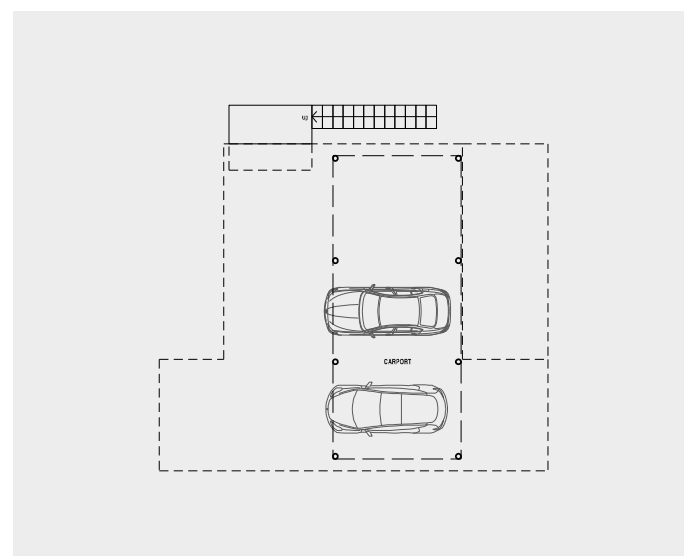
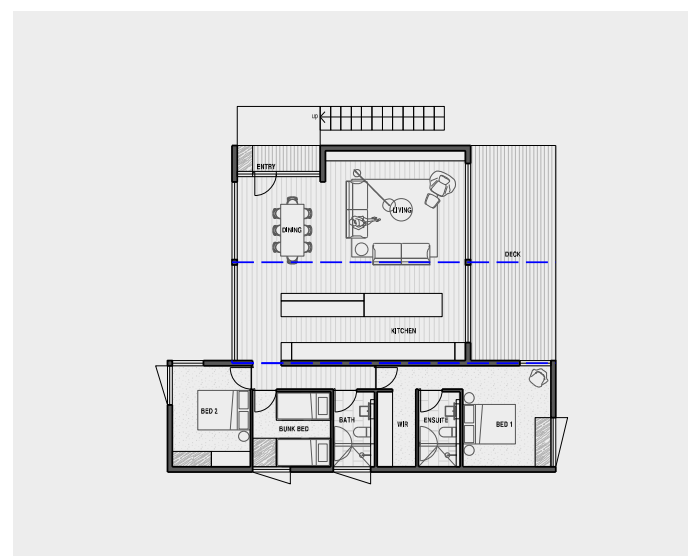
Site Plan



Site Location

Bluey's Beach Home D

Alternative Layout
To Home C



First Floor Plan

Ground Floor Plan

Site Plan

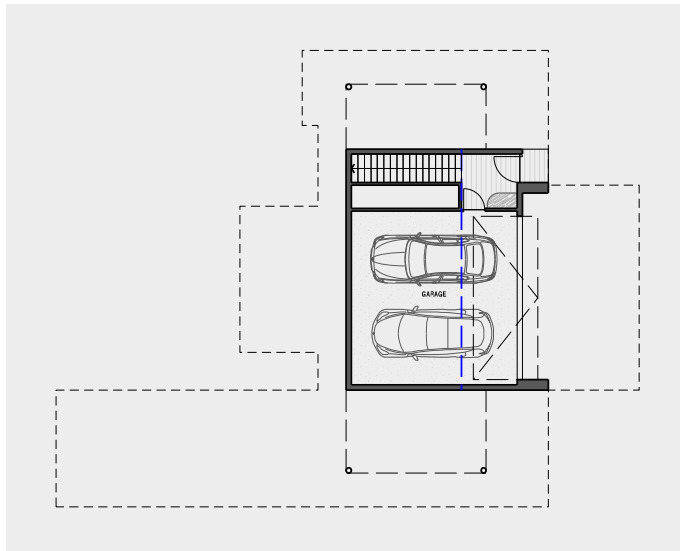


● Site Location

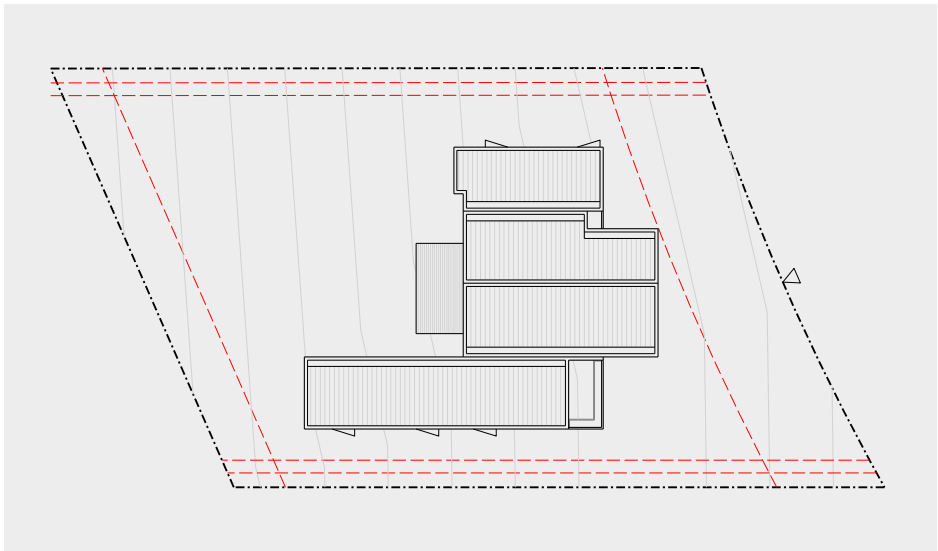
Bluey's Beach Home E



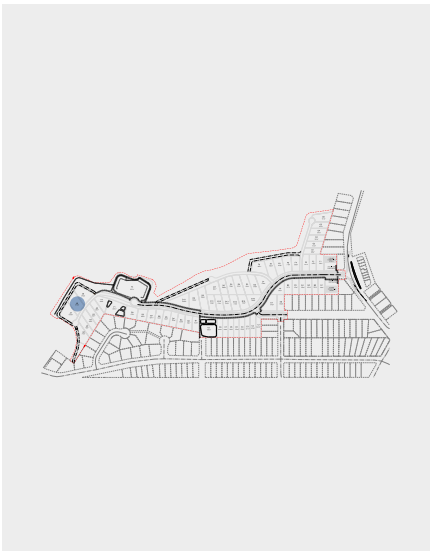
First Floor Plan



Ground Floor Plan



Site Plan



● Site Location

Price Guide

Home A

\$590,000 – \$740,000
(Ex GST)

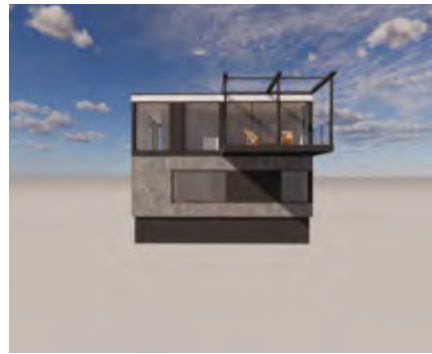


Storeys	1
Modules	2
Mod. Frame	Timber
Floor Area	148m ²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck

Indicatively Shown on Lot E3

Home B

\$760,000 – \$950,000
(Ex GST)



Storeys	2
Modules	3
Mod. Frame	Timber
Floor Area	178m ²
Space	4 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Powder Room Deck

Indicatively shown on Lots B5 & G3

Home C

\$1,000,000 – \$1,300,000
(Ex GST)

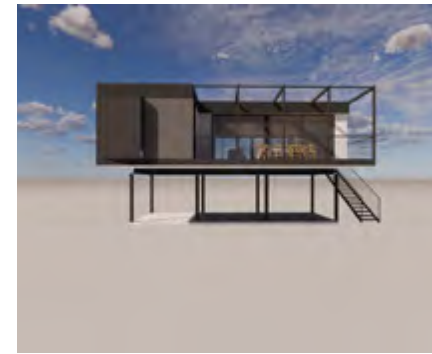


Storeys	2
Modules	5
Mod. Frame	Steel
Floor Area	191m ²
Space	3 Bedroom 2 Bathroom Living Dining Kitchen Pantry Laundry Powder Room Deck

Indicatively Shown on Lot D13

Home D

\$870,000 – \$1,100,000
(Ex GST)



Storeys	2
Modules	4
Mod. Frame	Steel
Floor Area	177m ²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck Carport

Alternative Layout to Type C

Home E

\$1,500,000 – \$1,900,000
(Ex GST)



Storeys	2
Modules	7
Mod. Frame	Steel
Floor Area	345m ²
Space	4 Bedroom (incl. 1 Bunk) 3 Bathroom Living Dining Kitchen Pantry Laundry Mudroom Deck Garage

Indicatively Shown on Lot A8

Price Guide

Notes

Inclusions and Exclusions as listed herein.
Any costs other than actual costs are estimates and may vary when works are quoted.

Inclusions

For Standard Inclusions refer to Modscape Standard Specifications.

Home Owner Warranty Insurance
Coastal Upgrades
External Upgrades
Heating and Cooling
Craneage
Transport from Factory to Site
Site Electrical
Site Hydraulic
Siteworks including Equipment Hire

Exclusions

BAL Upgrades
Windows Upgrades
Finishes, Fixtures and Fittings Upgrades
Traffic Management
Site Preparation
Planning permit and development application fees, including required consultant Engineers
Headworks Fees
Authority Fees
Council Contributions and Fees
Council Bonds and Protection of Works Notice

Additional cost for footings depending on ground type
Driveway
Carport
Baseboards to enclose underside of modules
External steps and stairs
Decking built on-site
Ramps
Tactiles and stair nosing
Landscaping
Fencing
Pool

Window furnishings and blinds
BBQ joinery
Roof anchor points
Joinery LED strip lights
External lighting, GPOs and switches

NEXT STEPS:

Contact us to arrange an obligation free consultation with our team:

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Sales & Design Consultant

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MODSCAPE™

STANDARD SPECIFICATIONS





Clovelly, New South Wales

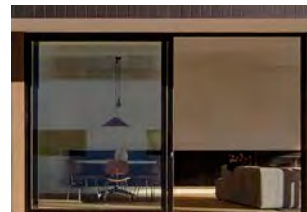
GENERAL



Insulation

Thermal Performance:

- Floor R5
- External Walls: R 4
- Roof/Ceiling: R7
- Internal Walls: R2.5



Windows

Double-glazed aluminium window system.

Natural anodised aluminium or black powder-coated frames.

Upgrades available:

- Thermal break
- Low-E glazing



Cladding

Diversaclad tray – Colorbond finish.

Concealed fixing (no clips).

Horizontal, vertical and diagonal panels.

200mm-300mm cover.

5mm-30mm express joint.



OR

James Hardie Scyon Axon 133mm or 400mm smooth finish.

Paint finish: Haymes Ultra Premium.

Solarshield exterior.



Decking

Blackbutt or Silvertop Ash 90 x 19mm pencil round decking boards with screw fixing. Sikkens oil finish.

- Sustainably sourced
- Density: 680kg/sqm
- Very low movement 2%

Options Available:

- Silvertop Ash BAL 29
- Blackbutt BAL 29



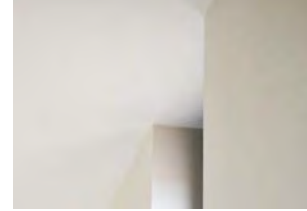
Bronte, NSW

INTERNAL FINISHES.



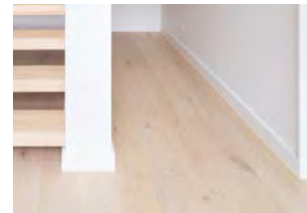
Ceiling and wall finish

10mm plasterboard with paint finish.



Cornice and architraves

Square set finish to cornice, doors jambs and window reveals.



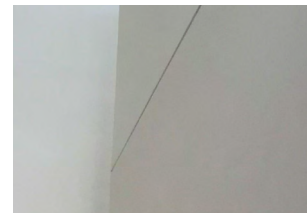
Skirting

90 x 18 hardwood primed finger join with square edge.



Paint

Interior walls and ceiling: Haymes Ultra Premium Expressions Low Sheen.
Interior trim: Haymes Ultra Premium Ultratrim Acrylic Enamel Semi-Gloss.
Low-VOC.



Module joins

10mm shadowline.

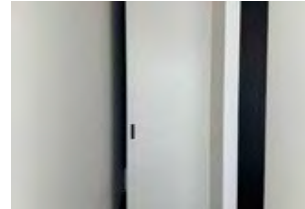


DOORS.



Entry door

Floor to ceiling solid-core masonite faced door with floor to ceiling kdhw door jamb to sides. No head. Standard size: 2,700mm x 820mm x 40mm. Paint finish.
Designer Doorware High Security Euro Mortice Lock.



Internal doors

Floor to ceiling semi-solid core doors with floor to ceiling kdhw door jamb to sides. No head. Standard size: 2,700mm x 820mm x 36mm. Paint finish.



Door hardware: swing

Lever: Designer Doorware Gilda on round rose. Satin chrome finish.
Doorstop: half moon.



Door hardware: sliding

Designer Doorware round flush pull Ø65.
Satin chrome finish.

Designer Doorware heavy-duty edge pull.
Satin chrome finish.



Door Track: sliding

CS cavity sliders.
Square formed recessed cavity slider track.



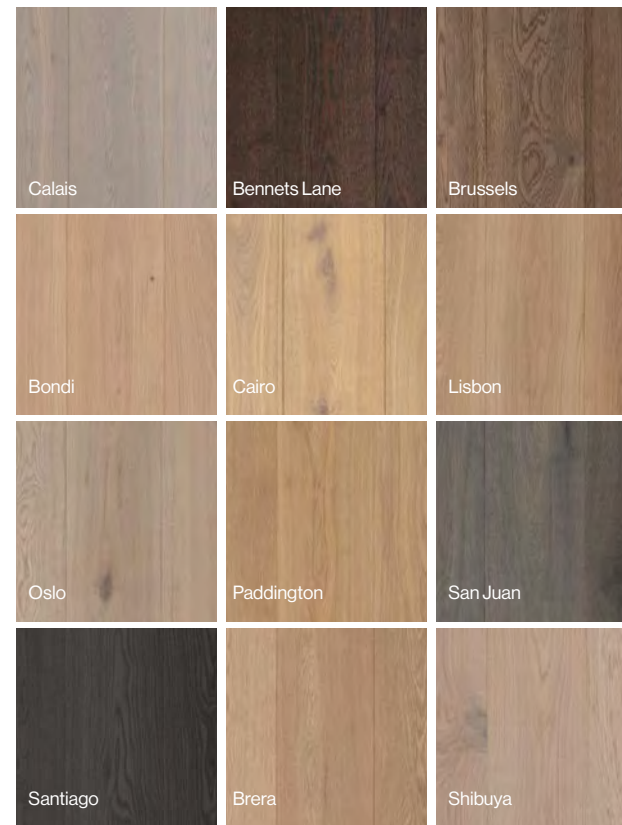
Phillip Island, Victoria

FLOORING.

Timber flooring throughout, excluding bedrooms and wet areas.

*MADE BY BLOCK 4mm 100% European solid oak wear layer with two plywood sub-layers. 189 x 15mm.

MADE BY BLOCK floorboards are backed by a 25 year structural warranty



CARPET AND STAIRS.



Stair tread

KD hardwood, stained to match floor finish. Non-slip clear coating to treads.



Hand rail

40mm diameter KD hardwood stained to match.
Handrail bracket: Designer Doorware Stella. Brushed chrome.



Carpet to bedrooms

Supply and install allowance: \$55/sqm underlay.



Bronte, NSW

KITCHEN.



Joinery

Custom made floor to ceiling joinery with full-height carcass and door.
Laminate exterior panels with ABS edging.
White 16mm HMR melamine Interior carcass with ABS edging.
Blum hardware.



Benchtop

12mm thick Neolith sintered stone benchtop in 'standard silk' colour range only.

Upgrades:

- Neolith 'upgrade silk range'
- Edge thicknesses up to 20mm and over.
- Waterfall detailing.



Splashback

Porcelain tile. Supply allowance of \$45/sqm + GST.
Mapei grout.



Appliances

MIELE - B Active 60cm Built-In Oven - H 2265-1B
MIELE - 65cm 4 Burner Gas Cooktop with integrated controls - KM 2012 G
MIELE - 53cm Built-In Rangehood - DA 2450



Fixtures

Sink mixer with swivel spout: Astra Walker ICON A69.08 sink mixer with swivel spout.
Double Sink: ABEY NuQueen The Daintree Q200 Inset OR Undermount.



Albert Park, Victoria

BATHROOM.



Floor and wall tiles

300 x 600 or 600 x 600 porcelain tile.
Supply allowance of \$45/sqm + GST.
Mapei grout.



Recessed shaving cabinet

Custom made 600mm wide mirrored shaving cabinet.



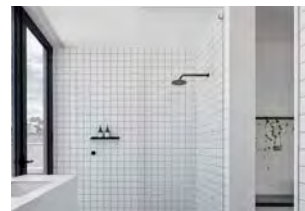
Fixtures

Astra Walker Icon collection – chrome finish.
Basin mixer: ICON A69.02.V2.
Wall set with spout: ICON A69.06.48.
Shower arm and rose: ICON A69.11.A.200.
Wall mixer: ICON AA69.48.
Toilet roll holder: ICON+ A67.61.V2.
Metal shelf: ICON A69.59.
Single towel rail: 600mm ICON A69.55.6.



Sanitaryware

Basin: Caroma Urbane II Wall Basin
Toilet: Caroma Urbane II toilet suite.
Bath (if shown): POSH Domaine inset bath. White acrylic finish.
Available sizes: 1,690 x 800 x 500, 1,525 x 800 x 500, 1,420 x 800 x 500



Shower

Semi-frameless glass shower screen: 10mm clear toughened glass single fixed screen 800mm wide.
X2 wall brackets.
Shower grate: Stormtech 65ARi25
65AR premium architectural grate.

MODSCAPE™



430 Francis Street, Brooklyn

LAUNDRY.



Floor and splashback tiles

300 x 600 or 600 x 600 porcelain tile.
Supply allowance of \$45/sqm + GST.
Mapei grout.



Joinery

Custom made floor to ceiling joinery with full height carcass and door.
Laminate exterior panels with ABS edging.
White 16mm HMR melamine Interior carcass with ABS edging.
Blum hardware.



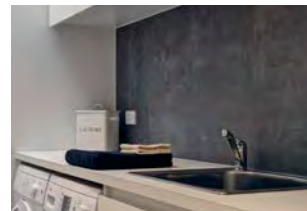
Benchtop

33mm prefinished board with 2mm matching ABS edging.



Sink

Abey The Lodden laundry trough.
L600mm x W500mm x D250mm.
45 litres.



Mixer and stops

Abey MixMaster MK2 sink mixer 40mm.
Abey Lucia washing machine stops.

BEDROOM.



Joinery

Custom made floor to ceiling robe with full height carcass and door.
Dimensions: as shown on plan

Exterior panels: laminate with ABS edging.

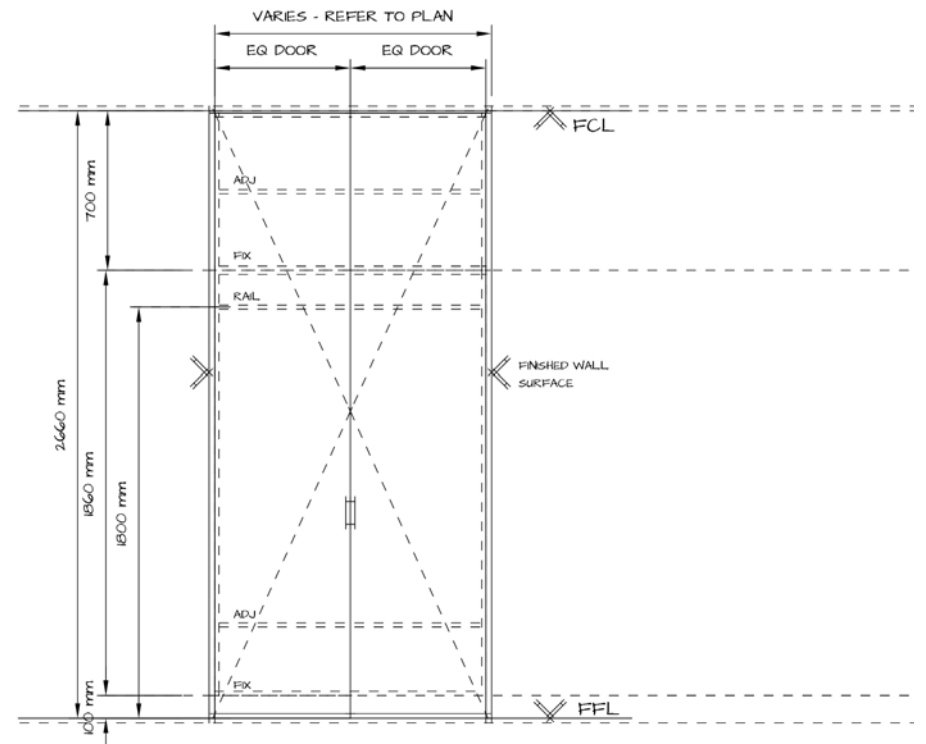
Interior carcass: white 16mm HMR melamine with 1mm ABS edging.

Hinges: Blum 107 degree soft close.

Hanging rail: chrome oval hanging rail.

Shelf support: clear plastic with 5mm peg.

Handles: Designer Doorware lip pull with return.





Tamarama, New South Wales

LIGHTING AND ELECTRICAL.



Downlights

DOMUS Boost Trio 10W Downlight



Wall lights

UNIOS Cuadro 90mm LED Wall Light a



Light switches

Hager Silhouette switch. Matt white.



GPOs

Hager Silhouette GPO. Matt white.



Exhaust fan and smoke detector

Fantech Rapid Response ducted ceiling fan.
Square grille 353 x 353mm.

CLIPSAL smoke alarm.

Photoelectric, surface mount, 230V.



Bronte, Victoria

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